



**HINCHLIFFE  
HOLMES**



**62 WEAVERHAM ROAD**



#### **GROUND FLOOR**

Entrance Hall | Dining Kitchen  
Dining Room | Lounge | WC

#### **FIRST FLOOR**

Landing | Bedroom One | Bedroom Two  
Bedroom Three | Shower Room

#### **OUTSIDE**

Parking | Garage | Gardens

# 62 WEAVERHAM ROAD

Sandiway | CW8 2NF

Positioned within a popular and highly sought-after area, this detached family home offers a wealth of space throughout. This property benefits from two reception rooms downstairs that flows effortlessly into the open plan dining kitchen. To the first floor, there are three well-proportioned bedrooms and shower room. Externally, the property has a landscaped private garden and off-road parking for multiple vehicles.

Sandiway offers an excellent range of day to day amenities including the Blue Cap and White Barn public houses, newsagents, dry cleaners, bakery, butchers, pharmacy and off licence in addition to De Fine Food Wine/ Restaurant. There are also two primary schools, two Churches, Church Hall, village community centre, tennis courts, playing fields/park and a further row of shops. It should also be noted that within the village there is also a library, Doctors surgery and

Dentist. Cuddington Railway Station runs on the Chester to Manchester line and can be found within five - ten minutes' walk. Close by Northwich, provides a further extensive range of amenities including a number of supermarkets, multi-screen Odeon cinema, leisure complex including two swimming pools, huge range of gym equipment and classes caters for both fitness enthusiasts. The area provides an excellent base for the business traveller with many commercial centres including Manchester, Chester, Liverpool, Warrington and Birmingham all being within commuting distance and Hartford Station is eight minutes drive away - this is on the Liverpool London line and only fifteen minutes from Crewe. In addition access points to the M6/M56, M53, A49 and A55 are all easily accessible. The house is also within 30-40 minutes drive of Liverpool and Manchester International Airports.



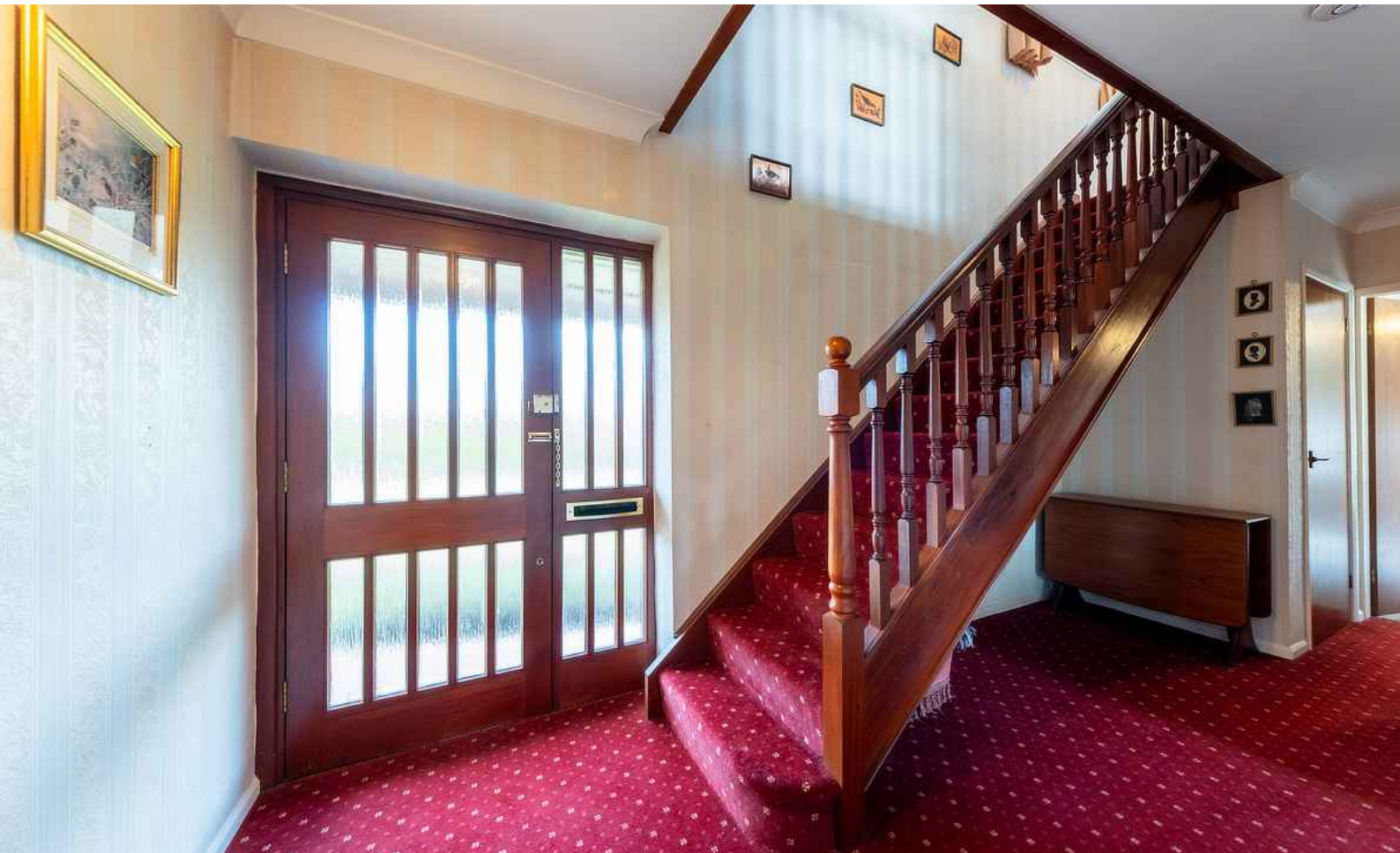






















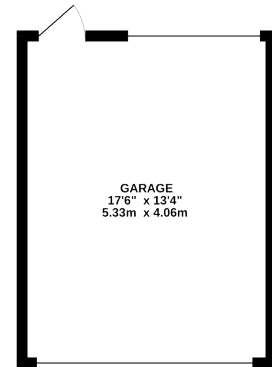
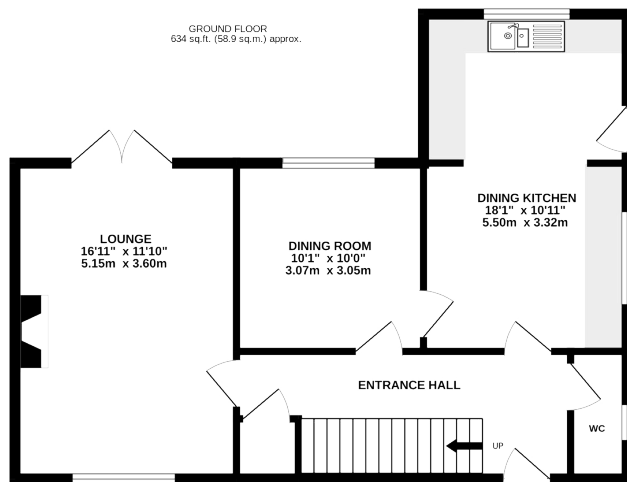




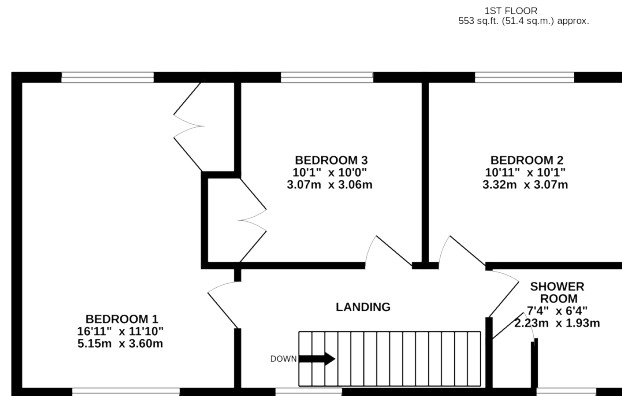








233 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 sq.m.) approx.

#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

#### SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

#### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band F.

#### POSSESSION

Vacant possession upon completion.

#### VIEWING

Viewing strictly by appointment through the Agents.

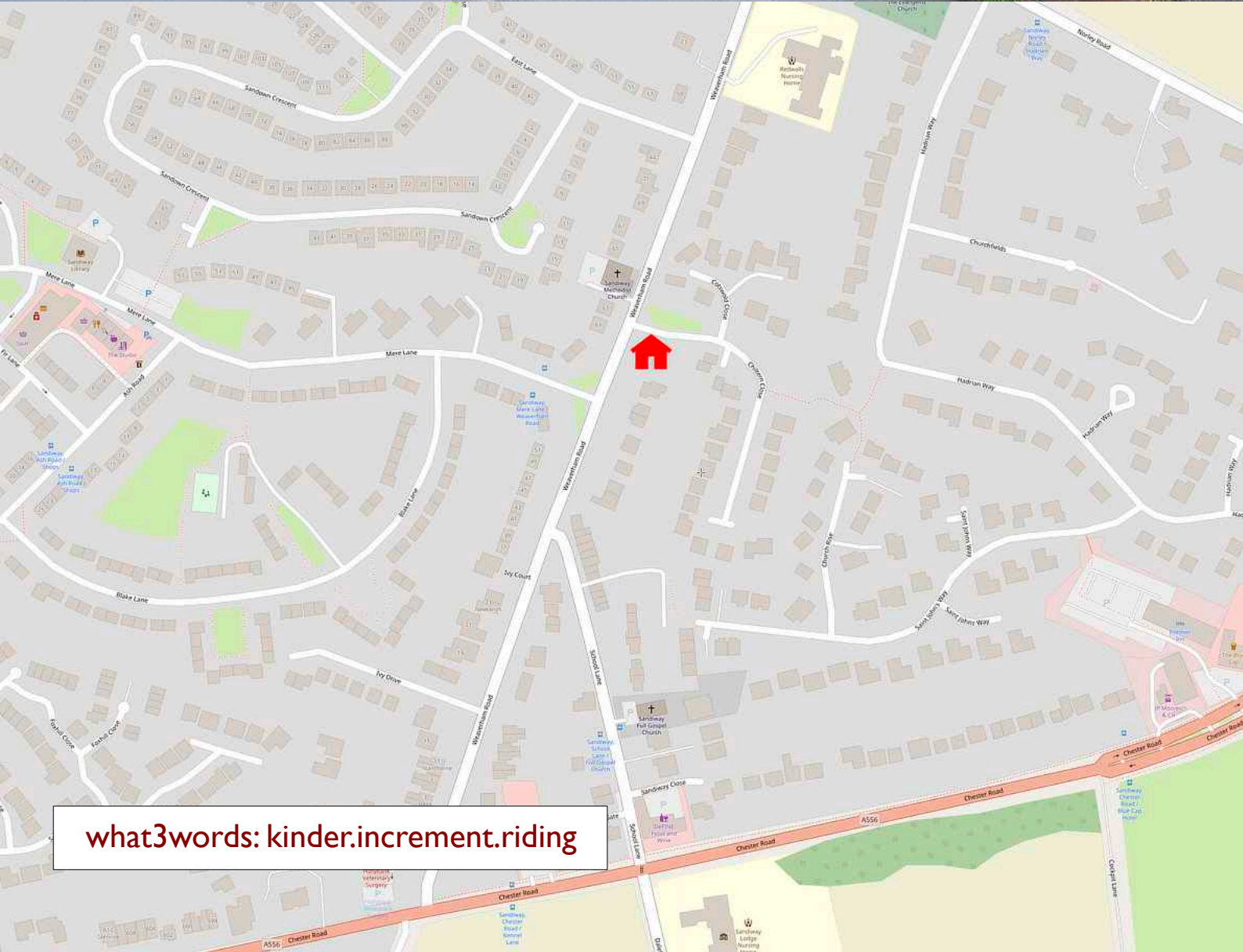
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

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what3words: kinder.increment.riding



**HINCHLIFFE**  
HOLMES

Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

## EXCLUSIVE LISTINGS

An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.

## LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.

## MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.

## LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.

## PROPERTY MANAGEMENT


With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than  
**30,000**  
viewings arranged


**£600 MILLION**  
worth of property sold

on average  
**99.1%**  
of asking price  
achieved

**OVER 7,000 OFFERS**




UNITED KINGDOM  
**PROPERTY AWARDS**  
REAL ESTATE




**ROLLS-ROYCE**  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE CHESHIRE  
Hinchliffe Holmes

2021-2022




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★★★★★  
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CHESHIRE  
Ben Hinchliffe

2022-2023



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2022-2023



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★★★★★  
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Hinchliffe Holmes

2023-2024



**The Negotiator**  
*Awards 2022*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**GOLD**



**BEST**  
ESTATE AGENT GUIDE  
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AWARDED FOR  
MARKETING | SERVICE | RESULTS





**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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